

Kettle Creek HOA 2010 Annual Budget

Income	ACTUALS 2009	BUDGET 2010
Bison Ridge at Kettle Creek Annual Dues	\$ 395	\$ 410
Number of lots in the HOA	94	94
Total Bison Ridge at Kettle Creek Dues	<u>\$ 37,130</u>	<u>\$ 38,540</u>
The Townes at Kettle Creek Annuals Dues	\$ 103	\$ 106
Number of lots in the OA	82	82
Townes at Kettle Creek Assessment	<u>\$ 8,446</u>	<u>\$ 8,692</u>
Total Income from Dues	<u><u>\$ 45,576</u></u>	<u><u>\$ 47,232</u></u>
Other Income		
One-time payment of prior year dues not in AR	\$ 1,015	\$ -
Late Fees/Interest Penalties/Returned Check Fees	\$ 700	\$ 400
Interest on short-term investments (CDs)	<u>\$ 499</u>	<u>\$ 400</u>
Total Income	<u>\$ 47,790</u>	<u>\$ 48,032</u>
Beginning Cash Balance	\$ 870	\$ 94
Total Available Cash	<u><u>\$ 48,660</u></u>	<u><u>\$ 48,126</u></u>
Expenses		
Accounting Fees	\$ 310	\$ 325
Administration	\$ 1,482	\$ 1,500
Management Fees	\$ 9,312	\$ 9,024
Insurance Property/Liability	\$ 1,745	\$ 1,745
Water	\$ 3,740	\$ 4,500
Electric	\$ 412	\$ 425
Landscaping (Materials and Installation)	\$ 10,990	\$ 8,028
Lawn Contract (Grounds Maintenance)	\$ 5,610	\$ 6,300
Legal Expense	\$ 628	\$ 500
Professional Expense (Website)	\$ 200	\$ 200
Snow Removal	\$ 358	\$ 600
Trash	\$ 10,065	\$ 10,080
Sprinkler Maintenance	\$ 208	\$ 500
Light/Electric/Sign Maintenance	<u>\$ 306</u>	<u>\$ 100</u>
Total Expenses	<u>\$ 45,366</u>	<u>\$ 43,827</u>
Contribution to Reserves	\$ -	\$ 3,200
Total Use of Cash	<u><u>\$ 45,366</u></u>	<u><u>\$ 47,027</u></u>
Ending Cash Balance (Operating)	\$ 94	\$ 1,099

Kettle Creek HOA

2010 Operating Budget by Month

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sept	October	Nov	Dec	YTD Actuals	Monthly Average
OPERATING INCOME														
Bison Ridge at KC Dues	38,540.00	-	-	-	-	-	-	-	-	-	-	-	38,540.00	3,211.67
The Townes at KC Dues	8,692.00	-	-	-	-	-	-	-	-	-	-	-	8,692.00	724.33
Interest	10.00	20.00	20.00	150.00	20.00	20.00	100.00	20.00	10.00	10.00	10.00	10.00	400.00	33.33
Late Fees	160.00	100.00	40.00	30.00	20.00	10.00	10.00	10.00	10.00	10.00	-	-	400.00	33.33
GROSS OPERATING INCOME	47,402.00	120.00	60.00	180.00	40.00	30.00	110.00	30.00	20.00	20.00	10.00	10.00	48,032.00	4,002.67
OPERATING EXPENSE														
Accounting Fees	-	325.00	-	-	-	-	-	-	-	-	-	-	325.00	27.08
Administration Costs	75.00	125.00	75.00	125.00	100.00	100.00	125.00	75.00	125.00	75.00	100.00	400.00	1,500.00	125.00
Professional Fees (Website)	-	200.00	-	-	-	-	-	-	-	-	-	-	200.00	16.67
Electric	37.00	36.00	36.00	35.00	34.00	34.00	34.00	35.00	35.00	36.00	36.00	37.00	425.00	35.42
Insurance Property/Liability	-	-	-	-	-	-	-	-	-	-	640.00	1,105.00	1,745.00	145.42
Landscaping	-	-	-	-	4,000.00	4,028.00	-	-	-	-	-	-	8,028.00	669.00
Legal Expense	-	-	-	-	250.00	-	-	250.00	-	-	-	-	500.00	41.67
Lawn Contract	525.00	525.00	525.00	525.00	525.00	525.00	525.00	525.00	525.00	525.00	525.00	525.00	6,300.00	525.00
Light (Electric) Maint/Repair	-	-	35.00	-	-	-	35.00	-	-	-	-	30.00	100.00	9.09
Management Fees	752.00	752.00	752.00	752.00	752.00	752.00	752.00	752.00	752.00	752.00	752.00	752.00	9,024.00	752.00
Snow Removal	100.00	100.00	100.00	100.00	-	-	-	-	-	-	100.00	100.00	600.00	50.00
Sprinkler Repair	-	-	-	-	125.00	160.00	50.00	50.00	50.00	-	65.00	-	500.00	45.45
Trash	840.00	840.00	840.00	840.00	840.00	840.00	840.00	840.00	840.00	840.00	840.00	840.00	10,080.00	840.00
Tree Maintenance	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Water	20.00	20.00	20.00	20.00	250.00	800.00	800.00	800.00	900.00	800.00	50.00	20.00	4,500.00	375.00
TOTAL OPERATING EXPENSES	2,349.00	2,923.00	2,383.00	2,397.00	6,876.00	7,239.00	3,161.00	3,327.00	3,227.00	3,028.00	3,108.00	3,809.00	43,827.00	3,656.80
RESERVE ALLOCATIONS														
Consolidated	-	-	-	-	-	-	-	-	-	-	-	3,200.00	3,200.00	266.67
TOTAL RESERVE ALLOCATIONS	-	-	-	-	-	-	-	-	-	-	-	3,200.00	3,200.00	266.67
NET CASH FLOW	45,053.00	(2,803.00)	(2,323.00)	(2,217.00)	(6,836.00)	(7,209.00)	(3,051.00)	(3,297.00)	(3,207.00)	(3,008.00)	(3,098.00)	(6,999.00)	1,005.00	79.20